

ACREAGE/DENSITY SUMMARY TABLE						
UNIT	LAND USE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/AC.)	FLOOD PLAIN/ NATURAL AREA GREENBELT (Ac.)	PARK SPACE (Ac.)
1	SINGLE FAMILY RESIDENTIAL	31.96	84	2.63	9.88	1.87
2	SINGLE FAMILY RESIDENTIAL	25.50	72	2.82	6.93	—
3	SINGLE FAMILY RESIDENTIAL	14.08	64	4.55	1.51	—
4	SINGLE FAMILY RESIDENTIAL	26.06	74	2.84	8.04	—
5	SINGLE FAMILY RESIDENTIAL	7.28	32	4.40	0.46	—
6	SINGLE FAMILY RESIDENTIAL	33.55	78	2.32	14.30	—
7	SINGLE FAMILY RESIDENTIAL	12.13	35	2.89	0.15	2.84
8	SINGLE FAMILY RESIDENTIAL	9.77	33	3.38	0.93	—
9	SINGLE FAMILY RESIDENTIAL	6.93	38	5.48	0.15	—
10	SINGLE FAMILY RESIDENTIAL	10.29	56	5.44	0.41	—
11	SINGLE FAMILY RESIDENTIAL	18.29	38	2.08	5.22	—
12	SINGLE FAMILY RESIDENTIAL	32.79	77	2.35	0.54	—
13	SINGLE FAMILY RESIDENTIAL	20.57	57	2.77	1.57	—
14	SINGLE FAMILY RESIDENTIAL	19.44	18	0.93	10.77	—
NORTHIDE I.S.D. ELEMENTARY SCHOOL		12.42	—	—	1.29	—
TOTALS/AVERAGE		281.08	756	2.69	62.15	4.71

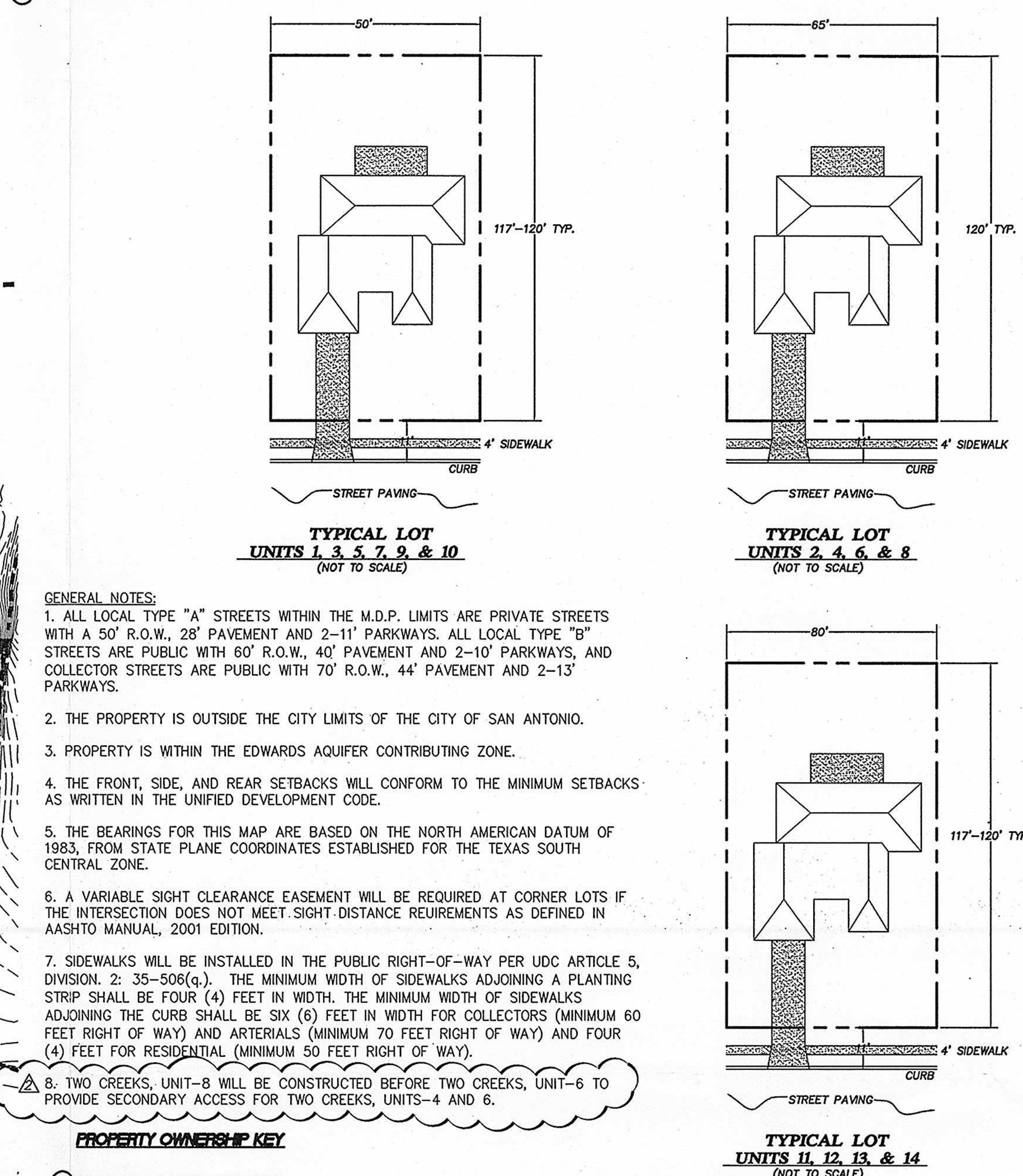
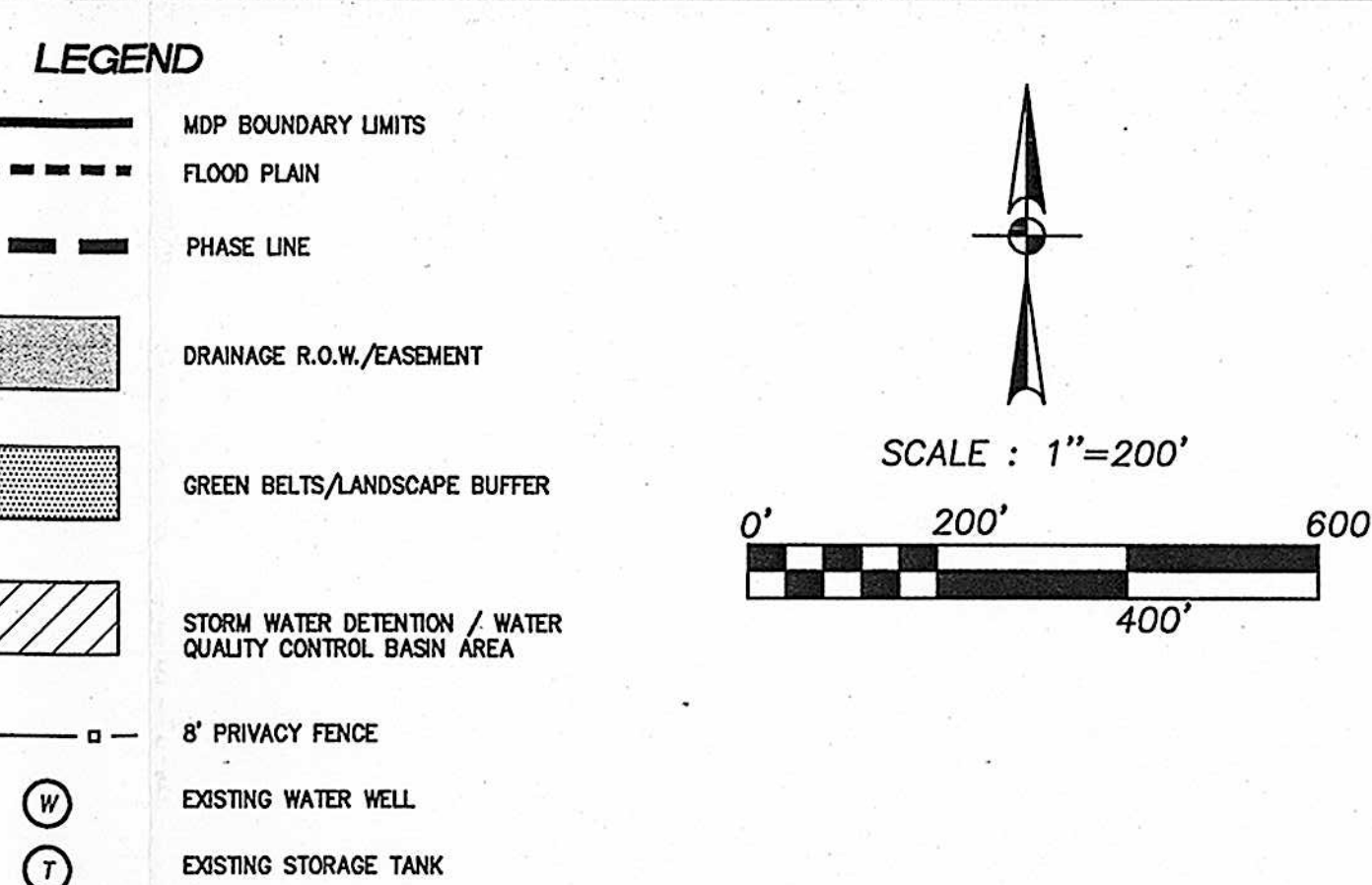
PARK SPACE SUMMARY	
REQUIRED PARK SPACE	756 LOTS X 1 ACRE = 6.63 AC.
PROVIDED PARK SPACE	114 LOTS
RECREATION CENTER	= 1.87 ACRES
COMMUNITY PARK	= 2.84 ACRES
SCHOOL SITE	= 3.40 ACRES
ACREAGE CREDITS	= 4.50 ACRES
TOTAL	= 12.61 ACRES

*REFERENCE PRELIMINARY PARKS PLAN

LAND USE TABLE	
LAND USE	AREA (Ac.)
SINGLE FAMILY RESIDENTIAL	190.48
REC. CENTER/PARK SPACE	4.71
DRAINAGE ROW/NATURAL AREA/GREENBELT *	62.15
ELEMENTARY SCHOOL SITE	11.13
PUBLIC ROW COLLECTOR & LOCAL "B" STREETS	12.59
TOTALS	281.06

*LEON CREEK FLOOD PLAIN

SCENIC OAKS UNIT II (VOL 8600, PGS. 163-164 D.P.R.) LAND USE: LARGE LOT SINGLE FAMILY RESIDENTIAL



GENERAL NOTES:

- ALL LOCAL TYPE "A" STREETS WITHIN THE M.D.P. LIMITS ARE PRIVATE STREETS WITH A 50' R.O.W., 28' PAVEMENT AND 2-11' PARKWAYS. ALL LOCAL TYPE "B" STREETS ARE PUBLIC WITH 60' R.O.W., 40' PAVEMENT AND 2-10' PARKWAYS, AND COLLECTOR STREETS ARE PUBLIC WITH 70' R.O.W., 44' PAVEMENT AND 2-13' PARKWAYS.
- THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
- PROPERTY IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
- THE BEARINGS FOR THIS MAP ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
- A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT-DISTANCE REQUIREMENTS AS DEFINED IN AASHTO MANUAL, 2001 EDITION.
- SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-506(a). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTORS (MINIMUM 60 FEET RIGHT OF WAY) AND ARTERIALS (MINIMUM 70 FEET RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY).
- TWO CREEKS, UNIT-8 WILL BE CONSTRUCTED BEFORE TWO CREEKS, UNIT-6 TO PROVIDE SECONDARY ACCESS FOR TWO CREEKS, UNITS-4 AND 6.

PROPERTY OWNERSHIP KEY

- CONCEPT THERAPY INSTITUTE
- SANTOS, RICHARD P. & MAGDALENA G.
- EISEN, ELIZABETH
- MARTIN, EDWARD II & PATRICIA
- CRAIG, DELMAR V. & VALERIE P.
- BRAKE, DOUGLAS M. & SHARRON M.
- MURRELL, WARREN P. JR. & ELIZABETH B.
- MADISON, MARY E. ET AL.
- FELD, JOSEPH G. JR.
- STURM, JAMES T.
- POLASEK, RAY ADAM & DEBBIE K.
- POLASEK, RAY ADAM & DEBBIE K.
- JONES, KATHERINE M.
- BARRETT, M.E. & LINDA C.
- MEZZETTI, JAMES J. JR. & HELEN M.
- SIMPSON, ROSSIE R. & TERRIE L.
- HODGES, DALTON & MARINA
- SANDERA, ROBERT A. & FRANCES
- HUGHES, RICHARD C.
- ENGEL, JAMES K. & PEGGY M.
- NIR, IZHAK & NIRA
- DAVIS, GREGORY MICHAEL & JULIE ANN
- RITCHEY, DARREL C. & EDITH L.
- FORSYTH, JAMES & JOANNA SIMON
- ABDO, SOLOMON ETAL
- NIEMANN FAMILY PARTNERSHIP
- BOERNE STAGE CROSSING LIMITED PARTNERSHIP
- KAUFMAN & BROAD LONE STAR LP
- HAND, ALMEDA
- NIEMANN, FRED & VIRGINIA
- SCENIC OAKS PROPERTY OWNERS ASSOCIATION

REVISION

CHANGE CONFIGURATION OF UNITS 5, 6, 7, 9, AND 10, ADDED UNIT 14, AND UPDATED TABLE (12/13/05)

ADDED CONSTRUCTION PHASING NOTE AND REVISION HISTORY TABLE (2/28/06)

REVISION HISTORY

MDP	ACCEPTED DATE
814	03/11/05
814A	

APPLICANT:

BITTERBLUE/
TWO CREEKS PHASE I, LTD
11 LYNN BATTS LANE
SUITE 100
SAN ANTONIO, TEXAS 78218
OFFICE: (210) 828-6131
FAX: (210) 828-6137

ENGINEER:

PAPE-DAWSON ENGINEERS
555 E. RAMSEY
SAN ANTONIO, TX 78216
OFFICE: (210) 375-9000
FAX: (210) 375-9010

UTILITY PURVEYORS

SANITARY SEWER: SAN ANTONIO WATER SYSTEM
WATER: SAN ANTONIO WATER SYSTEM
GAS AND ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: SOUTHWESTERN BELL
CABLE TELEVISION: TIME WARNER CABLE

TWO CREEKS SUBDIVISION MASTER DEVELOPMENT PLAN

MDP PLAN NO.: 814A

APPROVED BY THE PLANNING COMMISSION
OF THE CITY OF SAN ANTONIO

CHAIRMAN: DATE:

SECRETARY: DATE:

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY SAN ANTONIO, TEXAS 78216 PHONE: 210.375.9000 FAX: 210.375.9010

PREPARATION DATE: AUGUST, 2004
REVISED DATE: FEBRUARY, 2006

JOB NO. 5605-02



CITY OF SAN ANTONIO

March 6, 2006

Chris Van Heerde, P.E.

Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: **Two Creeks Subdivision (Amending)**

MDP # 814-A

Dear Mr. Van Heerde:

The City Staff Development Review Committee has reviewed **Two Creeks Subdivision (Amending)** Master Development Plan **M.D.P. # 814-A**. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the **Texas Department of Transportation (TXDOT)**. For information about these requirements you can contact TXDOT at 615-5814.
- Plat Certification, the **SAWS Aquifer Protection and Evaluation** will require the following pursuant to the Aquifer Protection Ordinance No. 81491:

100 year Flood Plain Shown and Buffering (if applicable)

Sensitive Recharge Features and Buffering (if applicable)

Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required) (if applicable)

Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction.

According to the Water Quality Ordinance # 81491, Section 34-914, buffering may be required.

- **Parks – Open Space:** Recommends approval of Two Creeks Master Development Plan with the following conditions:
 - All improvements are to meet minimum requirements set forth by the Unified Development Code.
 - The parks provided are dedicated to the Home Owners Association; UDC Section 35-503(e)(2) and a Provision and Maintenance Plan is submitted at the time of platting; UDC Section 35-503(c)(2)
- This project will be subject to the Streetscape standards and 2003 Tree Preservation ordinance. For information about these requirements you can contact **Tree Preservation** at 207-0278.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

The **Bexar County Infrastructure Services Department** has reviewed the Master Development Plan and Traffic impact Analysis for the Two Creeks Subdivision located on the north of Boerne Stage Road west of IH 10.

Consisting of 262 acres, this development is anticipated to have as many as 816 new residential homes. The development is proposed to be served by an internal collector street system connecting Boerne Stage Road and the adjacent Stage Run Development to the east.

The following improvements are recommended to be provided by the developer prior to completion of the Two Creeks Subdivision:

- Provide left-turn storage and right-turn deceleration lanes on Boerne Stage Road at the main entrance to this development.


It is understood that this MDP is a conceptual plan and all regulations will be addressed at the time of platting. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.

Mr. Van Heerde
March 6, 2006
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Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. will be invalid.

ALL Platting shall comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

Sincerely,


Roderick J. Sanchez, AICP
Assistant Development Services Director

Cc: Sam Dent, P.E. Chief Engineer, DSD
Richard Chamberlin, P.E. Senior Engineer Development Services
Arturo Villarreal Jr., P.E. Storm Water Engineering
Todd Sang Civil Engineer Assistant Bexar County, Infrastructure Services Dept.